



**CITY OF HAYWARD**  
**AGENDA REPORT**

AGENDA DATE 10/14/03  
AGENDA ITEM 2  
WORK SESSION ITEM \_\_\_\_\_

**TO:** Mayor and City Council

**FROM:** Director of Community and Economic Development

**SUBJECT:** Tentative Map Tract 7315 – Request for a 12-Month Extension of the Tentative Map to Subdivide a 1± Acre Parcel into 9 Single-Family Parcels – American Housing P.M.C. (Applicant), Dinesh and Rashmi Sawhney (Owners) – The Property is Located at 571 Harris Road

**RECOMMENDATION:**

It is recommend that the City Council adopt the attached resolution approving a 12-month extension of the tentative map for Tract 7315.

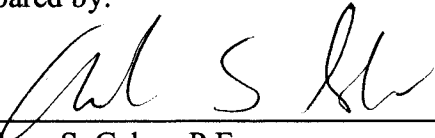
**DISCUSSION:**

On September 20, 2001, the Planning Commission unanimously recommended approval of the Mitigated Negative Declaration and the project to create nine single-family parcels on a private road off Harris Road within the Harder-Tennyson neighborhood. The City Council reviewed and unanimously approved the project on October 23, 2001. An approved map expires 24 months after its approval. The Council may, however, grant an extension(s) of time to file a final map for whatever time period it deems appropriate, provided the extension(s) does not exceed 36 months. The property is currently in escrow, and the prospective owner intends to prepare and submit the map and improvement plans as soon as completed, therefore a 12-month extension has been requested to complete the sale and development of the project.

As part of the project approval, the parcel was rezoned from Single-Family Residential to Planned Development. This zoning is still applicable, and is consistent with the General Plan Map designation, Residential -Medium Density. If the tentative map extension is approved, the Municipal Code allows for the automatic extension of the PD zoning.

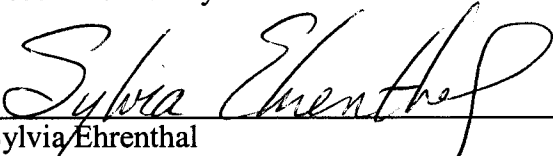
Neither the City's Subdivision Ordinance nor the State Map Act establish specific criteria by which a request for an extension must be judged; rather, the extension is at the discretion of Council. In making the decision, the Council may want to consider that no changes to the project are proposed as part of the tentative map extension and there have been no significant changes in the area or in City policies that would require a new environmental study or which would be in conflict with the design of the tentative map.

Prepared by:



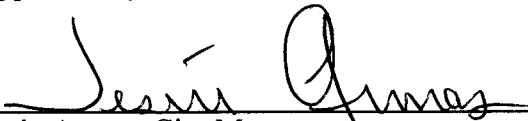
Andrew S. Gaber, P.E.  
Development Review Engineer

Recommended by:



Sylvia Ehrental  
Director of Community and Economic Development

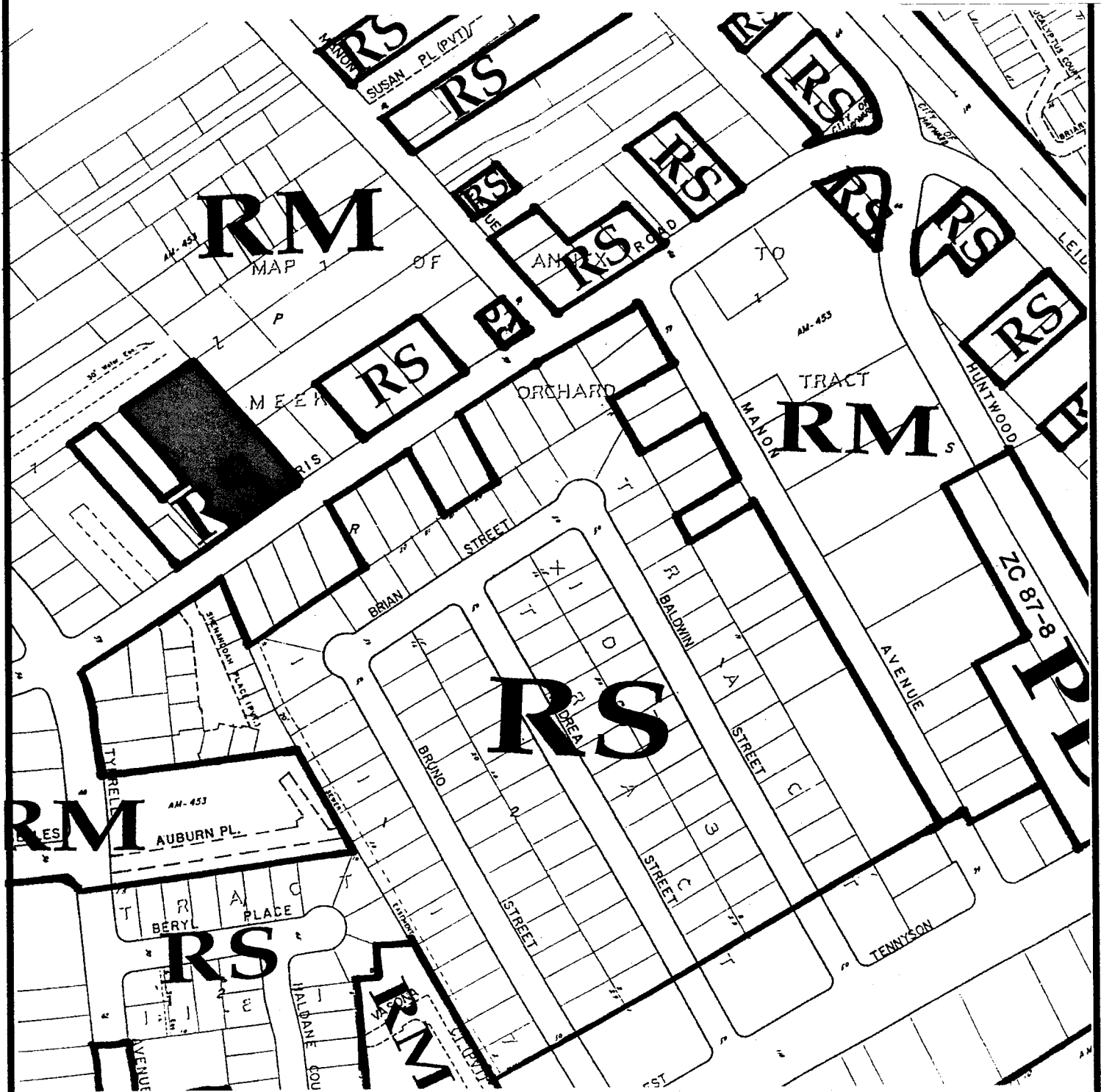
Approved by:



Jesús Armas, City Manager

Attachments:	Exhibit A.	Area Map
	Exhibit B.	Tentative Tract Map 7315
	Exhibit C.	Building Elevations
		Draft Resolution

10/8/03

**Area & Zoning Map**

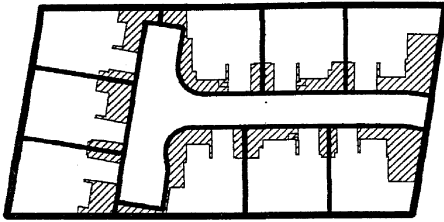
PD 01-120-02

Address: 571 Harris Road

Applicant: Dinesh Sawhney

Owner: Dinesh &amp; Rashmi Sawhney

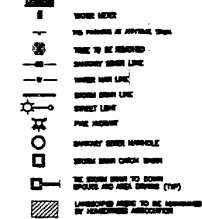
LANDSCAPED AREAS TO BE  
MAINTAINED BY HOMEOWNERS ASSOCIATION



SCALE: 1"=40'

## OWNER'S STATEMENT

I, THE FILING OF SAID MAP AND AGREE TO COMPLY WITH THE PROVISIONS OF THE CITY OF HAYWARD SUBDIVISION ORDINANCE AND THE STATE MAP ACT AS THEY APPLY TO THE PROCESSING AND APPROVAL OF SAID MAP.



VICINITY MAP N.T.S.

## OWNER &amp; DEVELOPER

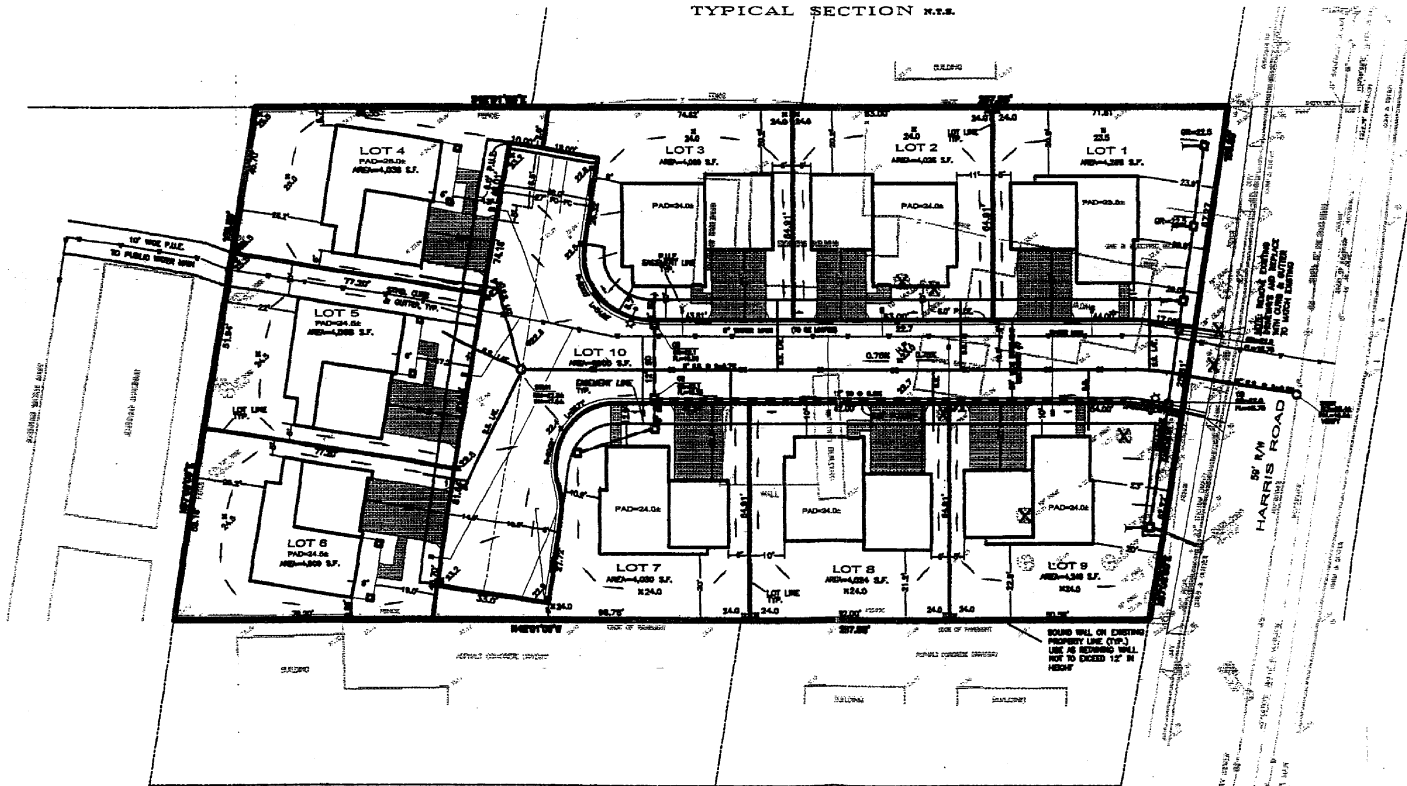
DINESH SATYNI  
AMERICAN HOUSING P.M.C.  
418 JEFFERSON STREET  
OAKLAND, CA 94607  
PB: 510-462-0911  
FAX: 510-462-2012

## PARKING

ASSIGNED PARKING SPACES: 18  
UNASSIGNED GUEST PARKING SPACES: 4  
TOTAL GARAGE AND PARKING SPACES: 22

## NOTES

- ASSESSOR'S PARCEL NUMBER: 453-0060-028-02
- TOTAL AREA: 45,768± SQUARE FEET (1.06± ACRES)
- TOTAL LOTS: 10 - INCLUDING PRIVATE STREET
- AVERAGE LOT AREA: GROSS 4,067± S.F.
- SERVICES:  
WATER: CITY OF HAYWARD  
SEWER: CITY OF HAYWARD  
STORM DRAIN: CITY OF HAYWARD
- ZONING:  
EXISTING: SINGLE FAMILY (RS)  
PROPOSED: PLANNED DEVELOPMENT (PD)
- THE 25' WIDE PRIVATE STREET SHALL BE DEDICATED AS A PUBLIC UTILITY BASEMENT (PUB), WATER MAIN BASEMENT (WMB) AND SANITARY SEWER BASEMENT (SSB).
- PIPE MATERIAL FOR STORM DRAIN, SANITARY SEWER & WATER MAIN PER CITY OF HAYWARD REQUIREMENTS



NO.	DATE	BY	REVISION
1	5/25/01	J.L.	REVISION FOR CITY OF HAYWARD CHECKS
2	6/16/01	J.L.	REVISION FOR CITY OF HAYWARD AND LANS
3	8/27/01	J.L.	REVISION FOR CITY OF HAYWARD AND LANS
4			
5			
6			
7			
8			
9			
10			

SCALE 1" = 16'

DATE 06/16/01

ENGINEER E. K.

JOB NO. 20145



*E.K.*  
E.K. KAMARATHAN E.C.E. 0000

## TENTATIVE MAP

TRACT 7315  
571 HARRIS ROAD

HAYWARD

CALIFORNIA



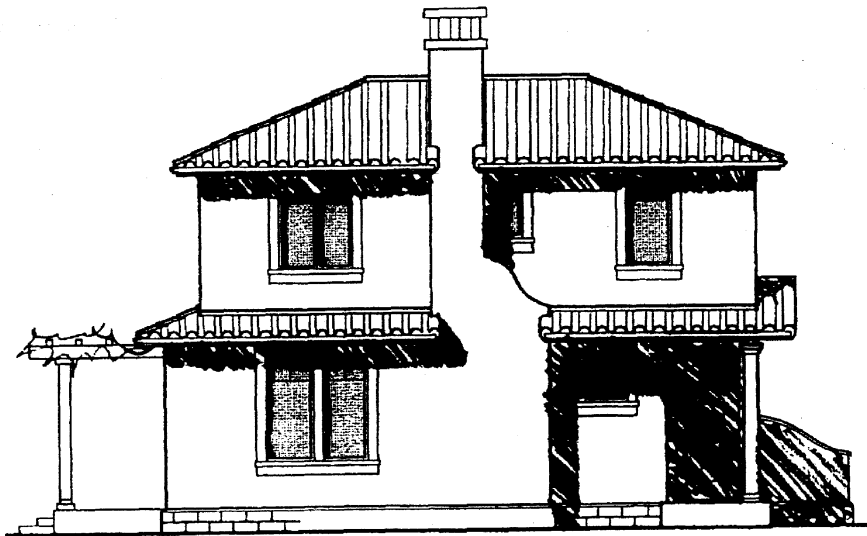
SHEET 1  
OF 1 SHEETS  
JOB NO. 20145



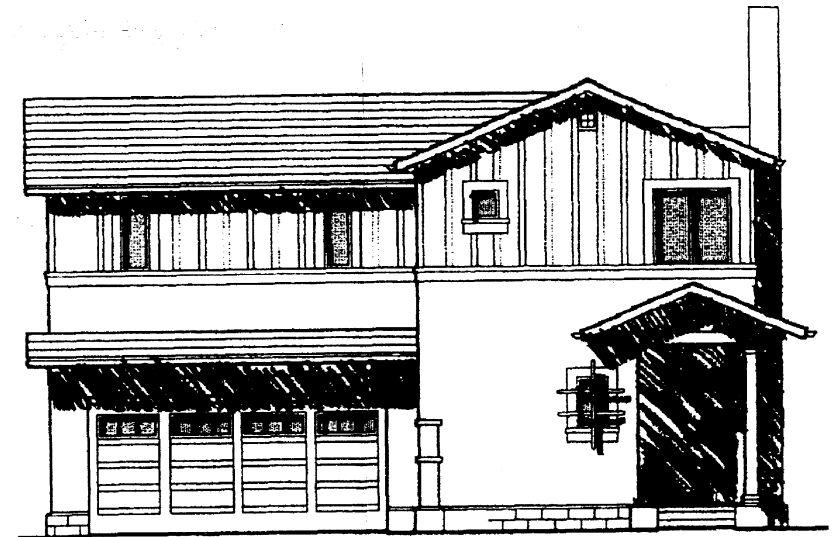
AL - FRONT ELEVATION



AR - FRONT ELEVATION



DL - LEFT SIDE ELEVATION



DR - FRONT ELEVATION

HAYWARD CITY COUNCIL

RESOLUTION NO. 03-

Introduced by Council Member \_\_\_\_\_

*mal*  
10/16/03

RESOLUTION APPROVING A 12-MONTH EXTENSION TO  
TENTATIVE MAP TRACT 7315, OF AMERICAN HOUSING  
P.M.C. (APPLICANT) AND DINESH AND RASHMI  
SAWHNEY (OWNERS), FOR A PROJECT LOCATED AT  
571 HARRIS ROAD

WHEREAS, on October 23, 2001, the City Council of the City of Hayward approved Tentative Map Tract 7315, to subdivide a 1± acre parcel into 9 single-family parcels located at 571 Harris Road; and

WHEREAS, an approved map expires 24 months after its approval, however, the City Council may grant an extension of time to file the final map provided the extension does not exceed 36 months; and

WHEREAS, the owner timely applied for a 12-month extension of the Tentative Map to complete the sale and development of the project; and

WHEREAS, the City Council has reviewed and considered all material presented, including the record of the proceedings before the Planning Commission, and finds and determines that there has been no change of circumstances relative to the Project warranting additional environmental review under CEQA and reliance on the previously adopted Mitigated Negative Declaration is warranted.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Hayward to adopt the following findings and determinations:

1. The proposed project, as mitigated, will not have a significant effect on the environment. A Mitigated Negative Declaration has been prepared pursuant to the California the California Environmental Quality Act.
2. There have been no significant changes in the project, the area surrounding the project or in City policies that would require a new environmental study or that would conflict with the design of the project as indicated on the tentative map.
3. An 12-month extension of the tentative map is appropriate to enable escrow to close on the property and the prospective property owner to submit the final map and improvement plans.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the City Council of the City of Hayward that Tentative Map Tract No. 7315, is hereby extended for a period of 12 months, subject to the conditions of approval presented and approved at the October 23, 2001, meeting.

IN COUNCIL, HAYWARD, CALIFORNIA \_\_\_\_\_, 2003

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:  
MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST: \_\_\_\_\_  
City Clerk of the City of Hayward

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney of the City of Hayward